

# Eucalyptus Grove Homeowners Association

## Board of Directors Meeting

February 14, 2013

### Minutes

(Subject to Board of Director's approval)

**Board President, Craig Nicholson**, called the meeting to order at 6:00 pm. The meeting was held at the Grove Homeowners Association Meeting Room, 7610 Hollister Ave., Goleta, CA.

**Board members in attendance:** Craig Nicholson, Jaime Escobedo, Mary Mason and Joe Mora. (Board Member Lisa Welch absent). Also in attendance: Mr. Lafranchie (unit 213), Ms. Erickson (unit 252), Bill Bold (Scribe), and James Nguyen (Bartlein and Company, Inc.)

Unit 213 owner, Mr. Lafranci, requested details for installation of a lattice **privacy screen** for his unit. Ms. Erickson (unit 252) discussed the need for a **second bicycle rack** at the complex. Board explained that parking spaces are at a premium.

**Meeting Minutes:** The **January Board Meeting minutes** (1/10/13) were **approved** as presented.

#### Treasurer's Report:

	Jan '2013	YTD
Total Income	71,221.55	71,221.55
Operating Expenditures	25,438.71	25,438.71
Reserve Expenditures	50,266.24	50,266.24
Total Expenditures	75,704.95	75,704.95
Transfer to Reserve	(4,461.80)	(4,461.80)
Transfer from Reserve	10,000.00	10,000.00
Total in Savings	1,338,843.55	
Total Assets	1,366,111.69	

Operating Expenses are approximately 2% below budget; the Reserve expenditures were due to siding repair work and exterior painting. James N. obtained the Board signatures for the bank signature card, minus that of Lisa Welch, due to her absence. The January Treasurer's Report was unanimously **accepted** as presented.

Joe Mora (Enviroscaping) reported routine **landscape maintenance**; re-landscaping, grading and drip irrigation conversion for building 7610 near completion; hedge installed at boundary with Ellwood School; recommended seeding and fertilizing front entry area and planting two red gum eucalyptus trees at the property border with the railroad tracks. The Board unanimously **approved** the entry lawn work and planting the two trees (Joe M. abstaining from the vote). Board discussed creating a list of landscaping repairs needed following the exterior painting.

#### Old Business

Items addressed:

- **Cleaning service:** James N. briefed the Board on the issue of Worker's Comp

insurance with Master Clean cleaning company; Mgmt is trying to resolve the issue.

- **Dry rot repairs:** James N. reported Sea View Constr. is continuing the building prep for exterior paint.
- **Exterior painting:** James N. reported bldg. 7636 and 7638 to be worked next; approx. \$102,513 paid to Affordable Painting on the agreed upon \$240,240 project final price.
- **Entrance Directory upgrade:** Options presented to the Committee by Consolidated Overhead Door Co.
- **Sauna heater:** Board discussed the previously approved bid to Mershon Electric (\$2,275) and deposit paid (\$1,200) for the new heater.

No other Old Business

### New Business

Items addressed:

- **Pet residency violation:** Board discussed several cases of unidentified owners having more than one dog or cat in their units. James N. will put an item in the newsletter reminding residents of the pet restrictions contained in the CC&R's.
- **Pool maintenance contract:** Board discussed changes to the new contract with Perfect Pools. Board unanimously **approved** new contract with Perfect Pools.
- **Landscaping maintenance contract:** (Item not on the Feb. agenda as contract was received too late to add to the Feb. agenda – Board unanimously approved adding item to the Feb. agenda) Board discussed new contract from Enviroscaping that includes a 3% hike in monthly maintenance fee. The Board unanimously **approved** the new contract with Enviroscaping (Joe M. abstaining from the vote).
- **New foreclosing lender ruling:** James N. briefed the Board on a new ruling affecting the bank's liability for HOA dues when a unit is foreclosed.
- **Flood insurance, Building 7620:** James N. reported a FEMA finding that building 7620 was in the "flood zone"; the Association hired Waters Surveyor who determined that none of the Grove buildings are in the flood zone. Report on file with Mgmt and will be sent to all owners whose lenders inquire about flood insurance.
- **Vehicle parking registration:** Board discussed the feasibility of registering cars and having parking tags or stickers for parking at the Grove.
- **March agenda:** Add "Additional Bicycle Rack".

No other New Business

At this time, the Board convened in Executive Session.

The meeting was **adjourned** at 7:15 pm.

The next Board meeting is scheduled for Thursday, March 14, 2013, 6:00 pm, at the Grove Homeowners Association Meeting Room, 7610 Hollister Ave., Goleta, CA.

Submitted by Bill Bold, Scribe